

**THE SCOPE OF WORK FOR THE HEALING HOUSE RENOVATION AT 940 HUALAPAI WAY, PEACH SPRINGS SHALL INCLUDE THE FOLLOWING;**

1. Remove/Replace the old flooring (tile/carpet) with agreed upon materials (approx. 3000 sqft).
2. Replace broken or damaged ceiling acoustic tiles.
3. Prep and Paint all interior walls agreed upon colors.
4. Remove/Replace old awning on the side of building with awning that cover stairs better.
5. Repair/Resurface stairs for safety reasons.
6. Install/Plumb new toilet/sink downstairs.
7. Frame, hang door, drywall and install electrical for new bathroom downstairs.
8. Remove/Replace the upstairs shower (men's side).
9. Replace Heater/AC unit for the building as the system is inadequate for the square footage.
10. Repair/Replace door locks on the building.

**PRE-CONSTRUCTION PHASE SERVICES BY THE CONTRACTOR MAY INCLUDE, BUT IS NOT LIMITED TO ;**

1. Consult with the Tribe's representatives to define and clarify the Tribe's requirements for the project.
2. Provide project planning and scheduling.
3. Incorporate the comments and directions provided by the Tribe.
4. Address those requested changes or modifications that would make this project not feasible due to scheduling, budgetary constraints, or any conflicts with any rules, regulations, or requirements. Consult with Tribe to revise the Tribe's Criteria as necessary to meet the project budget.
5. Address all federal and Tribal design permitting requirements (reference to 2018 International Residential Code (IRC) and pay all associated fees. (the department will assume any fees the tribe may impose).

**CONSTRUCTION PHASE SERVICES BY THE CONTRACTOR MAY INCLUDE. BUT NOT BE LIMITED TO;**

1. Address all federal, state, and Tribal construction permitting requirements and pay all associated fees, including TERO. (the department will assume any fees associated with this project).
2. Arrange for procurement of all materials and equipment required.
3. Provide services of an independent third-party special inspector, as needed.

4. Conduct weekly construction progress meetings and schedule and administer specially-called meetings throughout the progress of the work. Provide conference quality phones for meeting participants not able to attend progress meetings in person.
5. Coordinate with various other departments, agencies, utility companies, etc.
6. Provide on-site construction management to assure proper compliance with the Contract Documents.
7. Schedule and manage site operations.
8. Provide quality controls.
9. Respond to and resolve Tribal issues.
10. Bond and insure the construction in accordance with Tribal regulations. Note: payment and performance bond not required if contract value is less than \$100,000.
11. Maintain a safe work site for all project participants.
12. Provide a minimum of two (2) year warranty.

**COMPLETION REQUIREMENTS;**

1. As a condition precedent to Final Completion, Contractor shall secure required certificates of inspection, testing and/or approval and deliver them to the Tribe.
2. Contractor shall perform the checkout of utilities and operations of systems and equipment for readiness, perform their initial start-up and testing, and as a condition precedent to Final Completion, schedule and conduct a training session for the renovated portion of the buildings.
3. At the date of Final Completion, and as a condition precedent to receiving final payment, Contractor shall collect all written warranties and deliver them to HEW.